

**MINUTES OF REGULAR MEETING
OF
GREENSBORO PLANNING BOARD
NOVEMBER 16, 2005**

The Greensboro Planning Board met in regular session on Wednesday, November 16, 2005 at 2:05 p.m., in the City Council Chambers, 2nd floor, Melvin Municipal Office Building. Board members present were Chair Patrick Downs, Tim Bryson, Michael Fox, Julius Koonce, Stephen Marks and John Rhodes. Planning staff members present were Dick Hails, Planning Director, Alec MacIntosh, Jimmy Person and Ricky Hurley. Dan Curry represented the Greensboro Department of Housing and Development (HCD).

Chair Downs called the Planning Board into session.

APPROVAL OF MINUTES OF THE OCTOBER 19, 2005 REGULAR MEETING.

Mr. Bryson moved that the minutes of the October 19, 2005 meeting be approved as written, seconded by Mr. Koonce. The Board voted 6-0 in favor of the motion. (Ayes: Downs, Bryson, Fox, Koonce, Marks, Rhodes. Nays: None.)

MARTIN LUTHER KING, JR. DRIVE NORTH TRADITIONAL NEIGHBORHOOD DEVELOPMENT PLAN. (APPROVED)

Mr. MacIntosh explained the scenario to be followed with the development of a TND Plan.

Dan Curry with HCD presented the plan, the City's third TND plan. This is a joint effort between HCD and a group of very dedicated neighborhood residents, the Ole Asheboro Neighborhood Association Planning Advisory Committee. The City's TND planning process provides an outstanding tool to allow this development to occur in a manner that is compatible with the characteristics of the existing community. Mr. Curry went over the guidelines contained in this TND Plan and then went through all aspects of a TND plan.

The lots will be sold to private developers in phases, beginning with the two northern blocks that face East Lee Street. Developers will have to adhere to the standards contained in the Plan, as well as the architectural standards contained in the Ole Asheboro Redevelopment Plan. The Neighborhood Committee set forth seven design principles. The Plan presents in the illustrative site plan the recommended development pattern. There were two changes in the original Redevelopment Plan, which he described.

Chair Downs inquired about the development timeline. Mr. Curry responded that it would be relatively fast. Chair Downs asked if that would include timeframes specified for developers. Mr. Curry answered that it would.

Mr. Marks inquired if Martin Luther King, Jr. Drive is too busy for the two lanes it is configured as. Mr. Curry responded that a traffic management study four years ago concluded that the street could function as a two-lane facility.

Mr. Koonce lauded the plan and asked if a study had been done on the expected community impact. Mr. Curry said the community had debated the effect on property values extensively, being very desirous of not being priced out. Keeping affordable housing there is a plan objective.

Mr. Marks moved to approve the Traditional Neighborhood Development Plan, seconded by Mr. Bryson. The Board voted 6-0 in favor of the motion. (Ayes: Downs, Bryson, Fox, Koonce, Marks, Rhodes. Nays: None.)

MINOR MODIFICATION OF CONDITIONAL DISTRICT ZONING CONDITION – THE VILLAS AT SEDGEFIELD – HIGH POINT ROAD – FOR SEDGEFIELD CLASSIC LIVING, LLC – TO CHANGE THE MIX OF BUILDINGS TO PERMIT MORE UNITS IN DUPLEX BUILDINGS AS OPPOSED TO QUAD BUILDINGS. (APPROVED)

Mr. MacIntosh reported that the request for modification relates to Condition No. 2 of this Conditional District - RM-5 zoning, which states: "The maximum number of residential dwellings shall be 104 units comprised of 16 duplex units (8 buildings) and 88 quad units (22 buildings)." The development fronts on a section of High Point Road that is to be widened in conjunction with the Jamestown Bypass project. Since the time of the rezoning, NCDOT's acquisition plans have been revised and NCDOT now plans to acquire further into this property. The quad building design that is closer to High Point Road is suited to relatively level property, whereas the duplex buildings are of a design more suited to sloping land. As the proposed road pushed eastward and the buildings in turn are pushed more eastward, you go from land more suitable to the quad design to land more suitable to the duplex design. The request is to switch down the total number of units to 102 and for the mix to have 22 duplex units versus the 16 originally planned and then to decrease the number of quad units down to 80. TRC has reviewed this proposal and recommends approval of it on the grounds of equal or better performance. The switch to more duplex units will have the effect of creating less land disturbance toward the eastern part of the property, which is the part closest to the surrounding residences.

Mr. Bryson moved approval of the minor modification as requested, seconded by Mr. Marks. The Board voted 6-0 in favor of the motion. (Ayes: Downs, Bryson, Fox, Koonce, Marks, Rhodes. Nays: None.)

ANNEXATION PETITIONS:

A. ORDINANCE ANNEXING PROPERTY OF EMAD, HANI, AND NIVEEN KATTAN AT 1149 PLEASANT RIDGE ROAD – 0.325-ACRE CONTIGUOUS ANNEXATION. (RECOMMENDED)

Mr. MacIntosh said the easternmost 200 feet of the petitioner's property is within the primary city limits. It contains a house converted for use as a contractor's office. This annexation petition covers the rest of the property. This property is within the Tier 1 Growth Area (0-10 years) on the Growth Strategy Map in the Comprehensive Plan. There is a City water line at the front, but there is no sewer line nearby. Fire service can be provided to this property with low difficulty. The Police Department estimates negligible impact. Other City services are already provided to the front part this property and can easily be provided to cover the back part. The TRC recommends the annexation.

Mr. Rhodes moved recommendation of this annexation to City Council, seconded by Mr. Koonce. The Board voted 6-0 in favor of the motion. (Ayes: Downs, Bryson, Fox, Koonce, Marks, Rhodes. Nays: None.)

B. ORDINANCE ANNEXING PROPERTY OF COMBS, INC. AND GARY W. AND BOBBIE JEAN LONG ON EAST SIDE OF LONG VALLEY ROAD – 31.65-ACRE CONTIGUOUS ANNEXATION. (RECOMMENDED)

Mr. MacIntosh said this vacant property is bounded on its north, east, and south sides by the primary

city limits. The property is within the Tier 1 Growth Area. It is intended for single-family residential development. There is a City water line in Long Valley Road and a City sewer line runs through the northeast part of this property. Fire service can be provided to this property with moderate difficulty. The Police Department estimates that service can be provided with moderate difficulty and that, at full buildout, 0.27 additional officers will be needed to serve this area. Other City services would be provided in a manner similar to the Highland Grove subdivision immediately to the north. The TRC recommends the annexation.

Mr. Bryson moved recommendation of this annexation to City Council, seconded by Mr. Rhodes. The Board voted 6-0 in favor of the motion. (Ayes: Downs, Bryson, Fox, Koonce, Marks, Rhodes. Nays: None.)

**C. ORDINANCE ANNEXING PROPERTY OF PAGE PROPERTIES, LLC AT 1089 KNOX ROAD
– 41.0-ACRE SATELLITE ANNEXATION. (RECOMMENDED)**

Mr. MacIntosh said this proposed satellite annexation contains the Replacements, Ltd building. It is bounded on three sides by previous satellite annexations. It is within the Tier 1 Growth Area. A City water line runs in Knox Road alongside this property and there is a City sewer outfall across the east side of this property. Fire service to Replacements, Ltd. after annexation would be better than at present. At such time as a new station is constructed, it would become substantially better. As pointed out concerning previous satellite annexations in this vicinity, fire response to this property would be difficult and fall short of the City's adopted standards of cover. That would remain the case until construction of a new fire station to serve this area, which is in the City's Capital Improvements Program.

The Police Department estimates that, at full buildout, service can be provided with moderate difficulty. It is estimated that 0.2 additional officers will be needed to serve this area. Other City services would be provided to this annexation in a manner similar to that for the previously-satellite-annexed properties nearby. The TRC recommends the annexation.

Assistant Chief Paul Brooks of the Greensboro Fire Department was present to answer any questions the Board might have.

Chair Downs asked Chief Brooks to summarize what the deficiency is here and how deficient this service will be in whatever quantum of measurement it is and when does it get fixed?

Chief Brooks said this property is currently in the McLeansville Fire District. The City Fire Department has that Fire District under contract to provide first-in fire response in the areas around this property that are already annexed. Even though the service level would not meet our normal existing City service levels, if it were annexed the resources that the City would add to the response would improve the level of fire protection. This area presents some significant issues because it is so far away. Their closest fire facility up until a few months ago was a little over eight miles from this location. A few months ago they did a consolidation with Fire District 14, which had a station on Franklin

Boulevard, and that significantly improved their presence in the area, but it is still outside the normal standard of cover. The standard of cover when they translate travel time into distance for their first due unit equates a 4-minute drive time to about a 2.5-mile travel distance. For this facility, the closest City facility is 6.3 miles away, about 10 minutes drive time. The volunteer fire department they are under contract with does have a station in the neighborhood on Knox Road at Burlington Road. That is still 3 miles away and they have limited resources there, but it is adequate to give us a first due unit to initiate

medical care and to start feeding us information as we bring in other resources. There is a station for this area in the Capital Improvements Plan, which calls for them to occupy a station in that area in July 2007. They actually are looking at securing land in 2007 and starting construction in 2007-08. They have requested to put a temporary station here in advance for 2006-07. That has not been funded, but they are still trying to get those resources in the area.

Mr. Hails said the City is just beginning to gear up for educational efforts and much discussion about a bond referendum for next year that will be led by the need for a number of new Fire Stations. The fact that the station in this area is in that first group is significant. He had also been impressed when they talked about their ability in certain very high priority spots to provide some temporary facilities that can happen even sooner. The City has great interest in trying to consolidate its satellite annexations in this area. There are a number of major employers like this that have been benefiting from City water/sewer for a number of years and there is always some transition awkwardness for City standards for furnishing services.

Mr. Rhodes wanted to verify that no residential construction was proposed in this annexation. Mr. Hails confirmed that.

Chief Brooks said this was commercial property, and there is some built-in protection in this that portions of this building are sprinklered.

Mr. Hails mentioned the East Lee Street annexation that came to the Board last month. In acknowledgement of concerns by the City Manager's Office, which are much like some of the concerns Mr. Rhodes was raising, that it was a satellite annexation out a long way from fire service, that petition has been withdrawn. The owner is taking the rezoning to the County. That does not improve the fire service, but it at least buys the City some more time to try and upgrade that area before it concerns annexations. So your comments are being heard and are part of the dialogue that is going on throughout the City on these kinds of issues.

Mr. Rhodes moved recommendation of the annexation to City Council, seconded by Mr. Fox. The Board voted 6-0 in favor of the motion. (Ayes: Downs, Bryson, Fox, Koonce, Marks, Rhodes. Nays: None.)

EASEMENT RELEASES:

A. RESOLUTION AUTHORIZING RELEASE OF ALL OF A DRAINAGE EASEMENT RUNNING THROUGH THE NORTH SIDE OF THE PROPERTY AT 622 NORTH ELM STREET. (APPROVED)

Mr. Person said this easement release is where Magnolia Place Condominiums are being built. There is an older drainage pipe that is no longer needed because the drainage line has been relocated.

Mr. Bryson moved approval of the resolution, seconded by Mr. Marks. The Board voted 6-0 in favor of the motion. (Ayes: Downs, Bryson, Fox, Koonce, Marks, Rhodes. Nays: None.)

ITEMS FROM THE DEPARTMENT:

A. REQUEST TO CALL PUBLIC HEARING ON STREET NAME CHANGES OCCASIONED BY THE NEW URBAN LOOP THOROUGHFARE IN THE VICINITY OF WEST VANDALIA ROAD. (CALLED PUBLIC HEARING FOR NEXT MEETING)

Mr. Person said the construction of the Western Urban Loop will cause a series of street name changes, and possibly closings, to come to the Board in the near future. The Urban Loop construction is severing some streets and rerouting others. For instance, on this particular map, West Vandalia Road, Wiley Davis Road and McCuiston Road are involved. Due to interruption by the Urban Loop, McCuiston Road now turns up toward the north and intersects with Twin Oaks Drive. Thus any McCuiston Road pavement west of the Loop is being cut off and will need a new name. Ebenezer Baptist Church is currently addressed at 3730 Wiley Davis Road, and that section of Wiley Davis Road could logically become part of West Vandalia Road because it is now forming a continuous alignment with the part of W. Vandalia Road coming westward from S. Holden Road. The first proposal they are looking at is having West Vandalia Road come down to intersect with present McCuiston and having the parts of Wiley Davis Road and McCuiston Road near the church become take the West Vandalia name. This Option 1 would necessitate changing the addresses of Ebenezer Baptist Church and the vacant land adjacent to it.

There are two other possible proposals for Board consideration and these involve more extensive street name changes. Mr. Person showed maps of these. Option 2 would necessitate changing the addresses of 43 of houses as well as 67 multifamily units. Option 3 would necessitate changing 30 addresses within the city and 31 addresses outside the city.

There was a discussion among the Board members as to whether the Board should select only one option for public hearing or have all three options explained at the public hearing.

Mr. Marks moved that the Board call for a public hearing to consider the three options on changing the names of certain streets, seconded by Mr. Koonce. The Board voted 6-0 in favor of the motion. (Ayes: Downs, Bryson, Fox, Koonce, Marks, Rhodes. Nays: None.)

ITEMS FROM THE CHAIRMAN:

Chair Downs saluted Art Davis for his many years of service to the City.

APPROVAL OF ABSENCES:

Mr. Rhodes moved that the absences of Mr. Hall and Mr. McIntyre were approved, seconded by Mr. Bryson. The Board voted 6-0 in favor of the motion. (Ayes: Downs, Bryson, Fox, Koonce, Marks, Rhodes. Nays: None.)

There being no further business before the Board, the meeting was adjourned at 3:30 p.m.

Respectfully submitted,

Richard W. Hails, AICP
Planning Director

RWH/ts.ps.